

# Know all Men by these Presents

46-2-9 #9790

That we LEANDER A. GUILTE, JR. and LINDA G. GUILTE, both of Waterville, County of Kennebec and State of Maine,

022756

41-90-9

in consideration of One Dollar and other valuable consideration

paid by MARGARET A. DUSTON and STANLEY W. ELLER, both of Manchester, County of Kennebec and State of Maine,

the receipt whereof we do hereby acknowledge, do hereby give, grant,

bargain, sell and convey unto the said MARGARET A. DUSTON and STANLEY W. ELLER

TRANSFER  
TAX  
PAID

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

THE UNIT known and designated as Unit 9 in DOCTORS OFFICE BUILDING CONDOMINIUM located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plat and Plans by K&K Land Surveyors, Inc. and A.E. Hodsdon Engineers entitled "DOCTORS OFFICE BUILDING CONDOMINIUM", and filed in Kennebec County Registry of Deeds, in File #E86252, #E86253, #86254, #86255, and #E86256. Specific reference is made to the Doctors Office Building Condominium Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine as amended, Title 33, Chapter 31, which Declaration is dated December 18, 1986 and recorded in said Registry of Deeds, Book 3076, Page 224, and the same is incorporated by reference herein. The aforesaid Plat and Plans are Exhibits C and D to the Declaration, respectively.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Meaning and intending to hereby convey the same premises described in deed to the grantors dated December 23, 1986 and recorded in the Kennebec County Registry of Deeds, Book 3081, Page 38.

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RE TRANSFER  
TC  
RC  
CF  
TM  
PC

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said MARGARET A. DUSTON and STANLEY W. ELLER

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And we do COVENANT with the said Grantees, as aforesaid, that

lawfully seized in fee of the premises, that they are free of all incumbrances,

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that we and our heirs shall and will

Warrant and Defend the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said LEANDER A. GUTE, JR. and LINDA G. GUTE

joining in this deed as Grantors, and relinquishing and conveying our right by descent and all other rights in the above described premises, have hereunto set our hands and seal this 5 day of October in the year of our Lord one thousand nine hundred and Ninety.

Signed, Sealed and Delivered  
in presence of

*Peter Dawson*  
8/10/90

*Leander A. Gute, Jr.*  
*Linda G. Gute*  
Leander A. Gute, Jr.  
Linda G. Gute

State of Maine,  
Kennebec

ss. October 5 1990

Personally appeared the above named LEANDER A. GUTE, JR. and LINDA G. GUTE

the foregoing instrument to be their free act and deed. and acknowledged

Before me,

RECEIVED KENNEBEC SS.

1990 OCT 10 AM 9:00

NOTARY Public

*Peter Dawson*  
Justice of the Peace

Notary Public

PETER T. DAWSON  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES MAY 13, 1992

